Karen Johnson Davidson County
Batch# 1161380 DEEDWARR
07/24/2024 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240724-0056021

WARRANTY DEED

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7499-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Paul Edward Miller and Brynn Constance Daniels	**New Owner**	090-08-4H-001.00-CO
(NAME)	(NAME)	
6300 B James Ct		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Fifty Thousand And No/100 Dollars ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MEGAN MYRICK, FORMERLY KNOWN AS MEGAN WOOD LACK, AND JAYSON MYRICK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL EDWARD MILLER, A SINGLE MAN, AND BRYNN CONSTANCE DANIELS, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6300 James Court, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190703-0065130 and Amended in Instrument No. 20200616-0061553 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Adams and Emily Adams, husband and wife by Special Warranty Deed from Ole South Construction of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201229-0154225 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 29, 2020.

Being the same property conveyed to Megan Wood Lack by Quitclaim Deed from Anthony Adams and Emily Adams, husband and wife of record in Instrument No. 20210326-0039979 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on March 26, 2021. Jayson Myrick, spouse of Megan Myrick, formerly known as Megan Wood Lack, joins in this conveyance solely to convey any and all marital interest he may have in subject property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 6300 B James Ct, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of July, 2024.

Megan Myrick

Jayson Myrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Myrick and Jayson Myrick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of July, 2024.

My Commission Expires: Nov 8, 2027

Notary Public

Certificate of Authenticity

I, Mary Kathryne Lawson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 24, 2024.

Date

Affiant Signature

July 24, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)